

**TO:** DEVELOPMENT REVIEW BOARD **DATE:** November 20, 2003  
**FROM:** CURRENT PLANNING SERVICES  
**SUBJECT:** CASE 62-DR-2003  
**REQUEST:** Approve the site plan & elevations for an office development on Grayhawk Parcel 2o(b)  
**PROJECT NAME:** Grayhawk Executive Center (Parcel 20b)  
**LOCATION:** Northwest corner of Pima Rd & Thompson Peak Parkway

**DEVELOPER/OWNER:** Grayhawk Development Inc  
**ARCHITECT/DESIGNER:** Butler Design Group  
**ENGINEER:** Eme  
**APPLICANT/COORDINATOR:** Butler Design Group/Clay Chiappini  
5555 E Van Buren St Ste 215  
Phoenix, AZ 85008  
602-957-1800

**STAFF RECOMMENDATION:** APPROVE subject to the attached stipulations.

**PUBLIC COMMENTS:** A neighborhood meeting was held in October for the project. A property owner raised a concern about spillover from parking lot lighting, and whether the left turn lane constructed in Pima Road was adequate. Grayhawk representatives provided traffic study and site photometrics information to the concerned property owner. Staff has received no letters or telephone calls regarding the project.

**REQUEST:** The applicant requests approval of a site plan, landscape plan, and building elevations for the Grayhawk Executive Center office project.

**LOCATION & ZONING:** The site is located within the Grayhawk master planned community and is zoned Commercial Office with Planned Community Development and Environmentally Sensitive Lands Ordinance overlays (C-O PCD ESL).

**CHARACTERISTICS:** The project site is native desert land with undulating topography that slopes to the south-southwest. Several washes traverse the site in a southwesterly direction.

**BACKGROUND:** The subject property was zoned to commercial in case 46-ZN-1990#7. As part of that zoning case, a Development Agreement with Grayhawk was approved by City Council. The agreement addressed access to Pima Road, as well as other development standards such as maximum building square footage, lighting and architectural character. Pima Road was re-designed and improved in 1999/2000. At that time, the Transportation Department re-evaluated and approved access to the site, and a left-hand turn lane was constructed. A request to modify the Development

Agreement language to allow access to Pima Road was approved by the City Council at their November 4, 2003 public hearing.

**DISCUSSION:** The site plan shows a village-like layout including six buildings, small parking areas, and two looped driveways with access to Thompson Peak Parkway and Pima Road. Buildings consist of a two-story office building, four single-story office buildings, and a bank building. The bank building is to be phased, for construction as a future pad.

A paved multi-purpose path is shown within the 40-foot wide scenic corridor provided along Thompson Peak Parkway, and a connection into the site is included. A multi-purpose path and unpaved trail for the Pima Road scenic corridor are identified in the Grayhawk Master Environmental Design Concept Plan (MEDCP). Staff stipulated their improvement with this project, as well as pedestrian connection into the project site. Pedestrian pathways are shown between buildings and to the adjacent streets. Other amenities include foundation planting and pedestrian seating areas provided at building entrances.

The east adjacent parcel, between the project site and Pima Road (known as parcel C-o (c)), is a 100-foot wide parcel owned by Grayhawk and is intended for use as open space/scenic corridor. This parcel is used for drainage for the project site, and for access from the site to Pima Road. Staff included stipulations to address improvements and dedication or easements for these uses in this parcel. Drainage is diverted to the east side of the site, and detained in a basin at the southeast corner. Staff stipulated a more natural design (more undulation, less use of rip-rap) of the drainage areas, and intermittent berming to help screen the basin.

Building architecture, colors and materials follow the design set by the Grayhawk Clubhouse located west of the site, as required in the Grayhawk development agreement. Building design includes battered walls and columns, recessed windows and vertical shading devices, barrel tile roofs, and textured stone accents. Colors include taupe and green tones. The landscape palette includes plants indigenous to the Sonoran Desert, as well as some other low-water use plants such as Mexican Bird of Paradise, honeysuckle, acacias and lantana for use near the buildings.

**RELATED CASES:** 46-ZN-1990 #7, 46-ZN-1990#15, 110-DR-1994, 110-DR-1994#2

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Suzanne Colver  
Senior Planner  
480-312-7087

**ATTACHMENTS:**

- #1-Project Narrative
- #2-Context Aerial
- #2A-Aerial Close-Up
- #3-Zoning Map
- #4-Site Plan
- #5-Landscaping Plan
- #6-Elevations
- #7-Site Sections ("A")
- #8-Colors/Materials Sheet
- #9-Floor Plans
- A-Stipulations/Ordinance Requirements

- ☐ Rezoning ☐ Other  
☐ Use Permit  
☒ Development Review  
☐ Master Sign Programs  
☐ Variance

Case # 62-DE-2003 / 11 -PA- 2003  
 Project Name Grayhawk Executive Center  
 Location NW C of Pima and Thompson  
 Applicant Butler Design Group Peak  
Clay A. Chiappini

**SITE DETAILS**

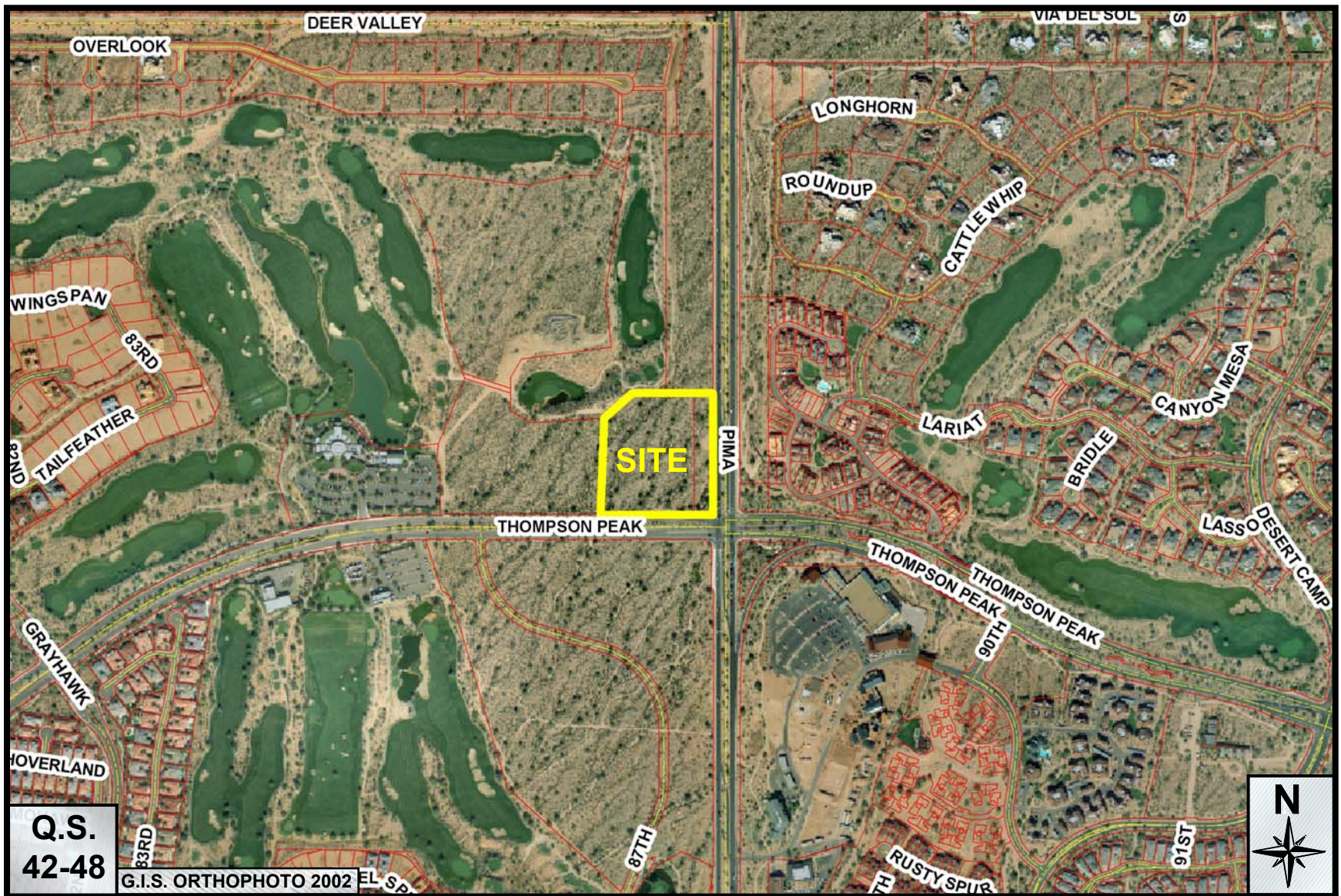
Proposed/Existing Zoning: C-O  
 Use: office  
 Parcel Size: 7.55  
☒ leasable Gross Floor Area ☐ Total Units: 50,000 SF  
☐ Floor Area Ratio ☐ Density: .15 /

Parking Required: 167  
 Parking Provided: 252  
 # Of Buildings: 6  
 Height: 1 story 18' / 2 story 34'  
 Setbacks: N-25'-0" S-35'-0"  
E-25'-0" W-25'-0"

**In the following space, please describe the project or the request**

This request is for the development of a 6 (six) building office / mixed used project located at the NW C of Pima Rd and Thompson Peak in Scottsdale Az. The project will consist of five (5) one story buildings and one (1) two story building. The one (1) story buildings will range in size from 8550 SF leasable (2) buildings A & B, 9000 SF leasable (2) buildings C and D and a future Bank building of 5000 SF leasable. The two (2) story building will be 10,000 SF leasable (5,000 per level) with an underground parking structure. This submittal contains final design solutions for buildings A, B, C and D with a thematic design solution for Building E. We are requesting an approval of the Bank (building shown in phase II) to be handled at a staff level in compliance with arch. character for A, B, C and D. The final design solution for Building E (Two story) to be finalized with staff after specific tenant needs are known.

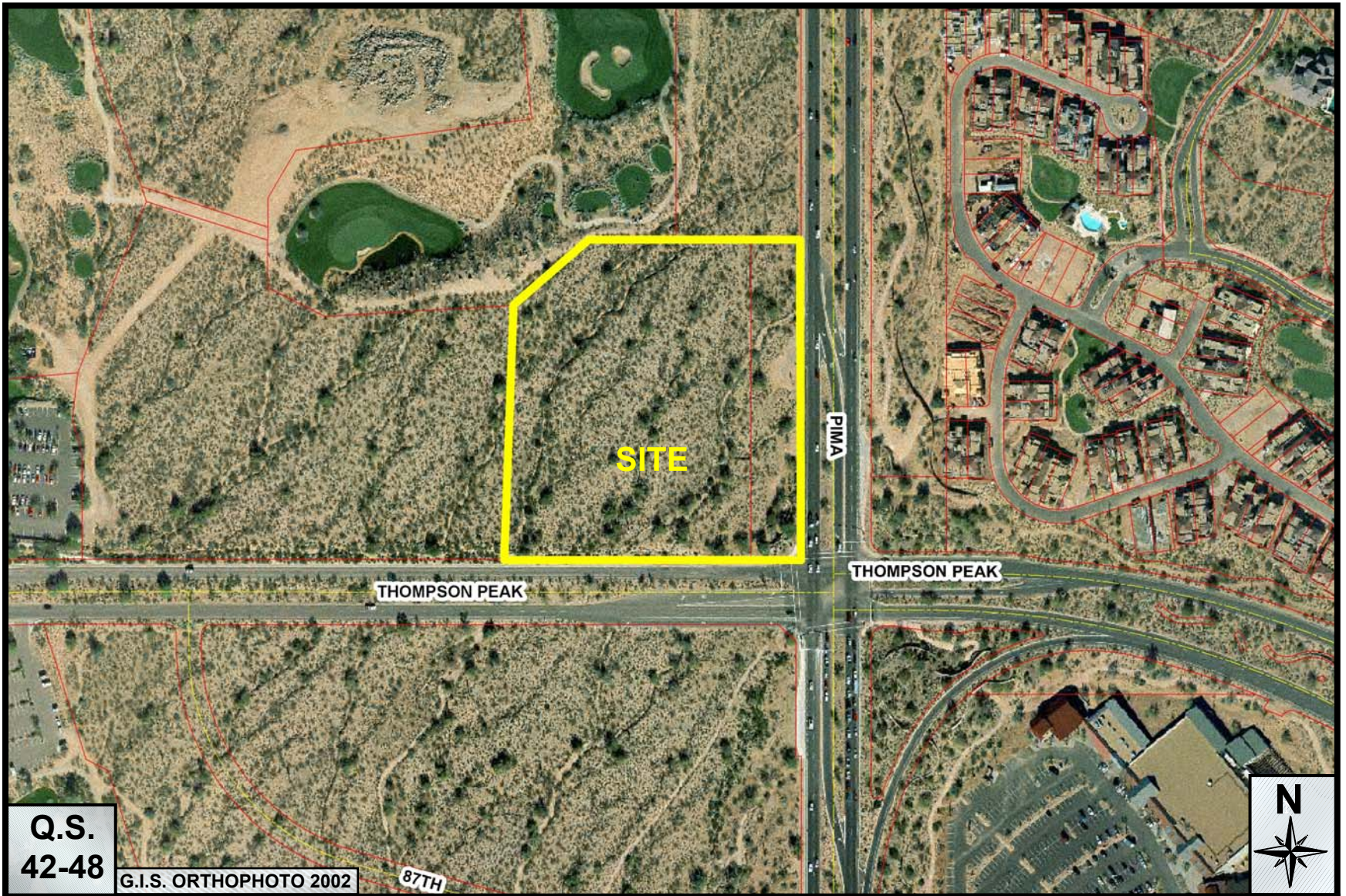
**ATTACHMENT #1**



# Grayhawk Executive Center

**62-DR-2003**

ATTACHMENT #2



# Grayhawk Executive Center

**62-DR-2003**

ATTACHMENT #2A





**ZONEN:** D-0  
RELATIVES ZONEN: D-0, D-1, D-2, D-3 & D-4

[illegible]

株式会社 三井物産  
 株式会社 三井物産 東京支店  
 株式会社 三井物産 大阪支店  
 株式会社 三井物産 名古屋支店  
 株式会社 三井物産 福岡支店  
 株式会社 三井物産 札幌支店  
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IMPROVED BUILDING CODES  
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**FINISHES:**  
 STAINED: 100% WHITE OAK - 100% STAINED  
 STAINED: 100% WHITE OAK - 100% STAINED  
 STAINED: 100% WHITE OAK - 100% STAINED

**PARADES RATED GOOD**  
**BIKES**  
RECORDED 100 MEN: SPANISH - 1 W 1986 RACE:  
PROVED 100 MEN: 100 W 1986 RACE: 100 W 1986 RACE:  
100 W 1986 RACE: 100 W 1986 RACE: 100 W 1986 RACE:



6-455 \* 6-454-2000  
2A7B 42,24 03

2020-08-04  
2020-08-04

Butler Design Group  
Architects & Planners

8000 East Camelback Road  
Suite 200  
Phoenix, Arizona 85018

phone 800-847-1800  
fax 800-847-7722

## GRAYHAWK EXECUTIVE CENTER

N.W.C. THOMPSON PEAK & PIMA  
SCOTTSDALE, ARIZONA



# CONCEPTUAL LANDSCAPE LEGEND

## TREES 10% to 15% of total site area

- Large trees: 10% to 15% of total site area
- Medium trees: 10% to 15% of total site area
- Small trees: 10% to 15% of total site area
- Shrubs: 10% to 15% of total site area
- Groundcovers: 10% to 15% of total site area

## SHRUBS 10% to 15% of total site area

- Large shrubs: 10% to 15% of total site area
- Medium shrubs: 10% to 15% of total site area
- Small shrubs: 10% to 15% of total site area
- Groundcovers: 10% to 15% of total site area

## Existing Landscape & Irrigation Notes:

1. Site study of existing conditions prior to planting. All landscaping shall be in accordance with the Landscape Architect's recommendations.
2. All plant material shall be of high quality and shall be installed during the dry season. All trees shall be installed with a minimum of 18 inches of soil.
3. Landscaping shall be installed by a professional contractor. All trees shall be installed with a minimum of 18 inches of soil.
4. All trees shall be installed with a minimum of 18 inches of soil.
5. The existing landscape shall be maintained and watered during the first year of installation. The existing landscape shall be maintained and watered during the first year of installation.
6. All trees shall be installed with a minimum of 18 inches of soil.
7. All trees shall be installed with a minimum of 18 inches of soil.
8. All trees shall be installed with a minimum of 18 inches of soil.

## ACCENTS 10% to 15% of total site area

- Large accents: 10% to 15% of total site area
- Medium accents: 10% to 15% of total site area
- Small accents: 10% to 15% of total site area

## GROUNDCOVERS 10% to 15% of total site area

- Large groundcovers: 10% to 15% of total site area
- Medium groundcovers: 10% to 15% of total site area
- Small groundcovers: 10% to 15% of total site area

## Conceptual Landscape Plan

The entire site shall be landscaped in accordance with the City of Tucson Standards.

10% of all trees shall be 10" or larger.

An automatic irrigation system shall be installed providing 100% coverage to all landscape areas.

Dispersed plants, 10" or larger, shall be planted in a grid pattern to provide for uniformity.

Plantings shall be installed in a grid pattern to provide for uniformity.

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PIMA AND THOMPSON PEAK  
PROFESSIONAL OFFICE DEVELOPMENT  
SCOTTSDALE, ARIZONA



Buller Design Group  
Architects & Planners  
3022 East Camelback Road  
Suite 210  
Phoenix, Arizona 85016  
Tel: 602-957-1830  
Tel: 602-957-2732



NORTH



EAST



SOUTH



WEST



BUILDING A  
BUILDING B - OPPOSITE HAND



**RYAN**

ATTACHMENT #6



# GRAYHAWK EXECUTIVE CENTER

PROFESSIONAL OFFICE DEVELOPMENT  
SCOTTSDALE, ARIZONA  
03017  
10-07-03





NORTH



EAST



SOUTH



WEST



BUILDING C  
BUILDING D OPPOSITE HAND



**RYAN**



# GRAYHAWK EXECUTIVE CENTER

PROFESSIONAL OFFICE DEVELOPMENT  
SCOTTSDALE, ARIZONA  
03017  
10-07-03





NORTH



EAST



SOUTH

entry to garage



WEST

**RYAN**



# GRAYHAWK EXECUTIVE CENTER

PROFESSIONAL OFFICE DEVELOPMENT  
SCOTTSDALE, ARIZONA

03017  
10-07-03



BUILDING E



PLAN NORTH



**Bdg**  
Butler Design Group  
02-02-2003  
10-15-03



**RYAN**

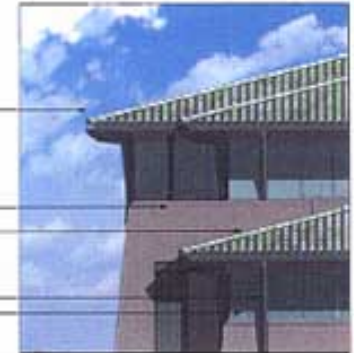
**ATTACHMENT #7**



## GRAYHAWK EXECUTIVE CENTER

PROFESSIONAL OFFICE DEVELOPMENT  
SCOTTSDALE, ARIZONA  
C5017  
9-8403





**1** BR24M - BRINDLE FRAZE



**2** 8383D - SMOKEBUSH FRAZE



**3** CLAY TILE ROOF - OLD SUGARO MIA TILE



**4** CLIFFSIDE BROWN  
COLORED CONCRETE - DAVIS COLORS



**5** KAHEUA



**6** GRAYHAWK BLEND STONE VENEER - COLORSTONE



**7** ANODIZED MULLIONZ



**8** GREEN 10% REFLECTIVE VIRACON



**9** LAMINATED WOOD BEAM NATURAL FINISH

**RYAN**



**GRAYHAWK EXECUTIVE CENTER**

N.W.C. OF THOMPSON PEAK & PIMA  
SCOTTSDALE, ARIZONA

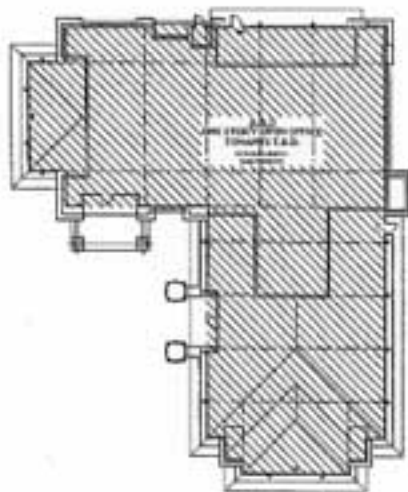
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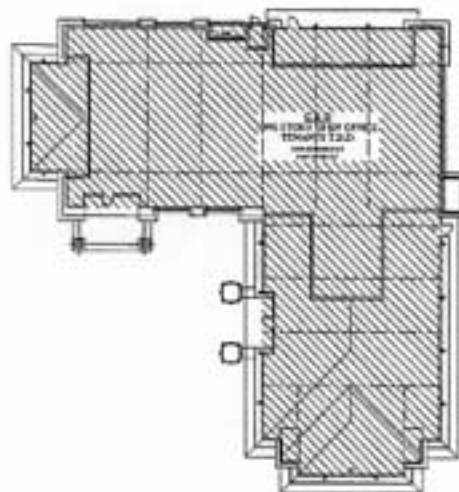
11-PA-2003



**62-DR-2003**  
08/11/2003



2 PRELIMINARY FLOOR PLAN (IA & BI)  
DATE: 10/10/08



1 PRELIMINARY FLOOR PLAN (IC & DI)  
DATE: 10/10/08



#### FLOOR PLAN DATA

BASELINE STUDY TO DETERMINE A.S.A.S.  
BASELINE STUDY TO DETERMINE A.S.A.S.  
PROJECT NAME: 10-10-08  
LOCATION: 10-10-08  
CONSTRUCTION TYPE: 10-10-08

BASELINE STUDY TO DETERMINE A.S.A.S.  
PROJECT NAME: 10-10-08  
LOCATION: 10-10-08  
CONSTRUCTION TYPE: 10-10-08

BASELINE STUDY TO DETERMINE A.S.A.S.  
PROJECT NAME: 10-10-08  
LOCATION: 10-10-08  
CONSTRUCTION TYPE: 10-10-08

NOTES:  
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE IBC.  
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE IBC.  
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE IBC.  
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE IBC.



DATE: 10/10/08  
BY: 10/10/08  
JOB: 10/10/08  
DWG: 10/10/08

## GRAYHAWK EXECUTIVE CENTER

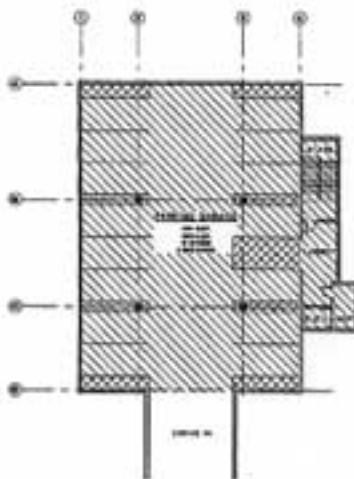
N.W.C. THOMPSON PEAK & PIMA  
SCOTTSDALE, ARIZONA



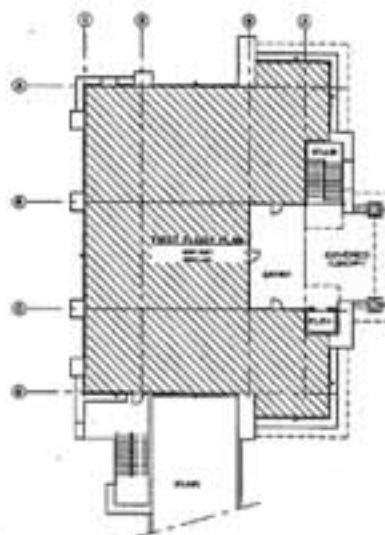
Butler Design Group  
Architects & Planners

3000 East Camelback Road  
Suite 200  
Phoenix, Arizona 85016

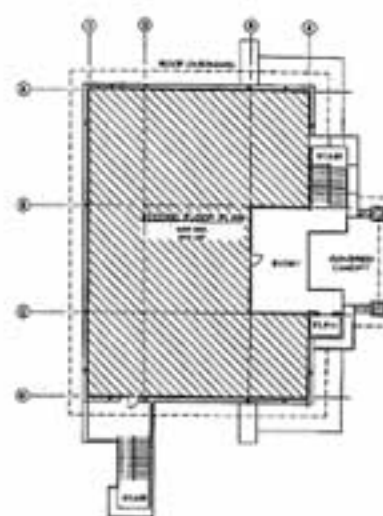
Phone: 602.957.1000  
Fax: 602.957.1000



① PRELIMINARY GARAGE PLAN  
10/1/99



② PRELIMINARY FIRST FLOOR PLAN  
10/1/99



③ PRELIMINARY SECOND FLOOR PLAN  
10/1/99



# FLOOR PLAN DATA

PROJECT: GRAYHAWK EXECUTIVE CENTER  
 BUILDING NAME: RYAN  
 PROJECT NUMBER: 10/1/99  
 DRAWING NUMBER: 10/1/99  
 DRAWING DATE: 10/1/99

THICK FLOOR:	
THICK FLOOR AREA:	1,100 SQ.
THICK FLOOR PERIMETER:	1,100 SQ.
THICK FLOOR PERIMETER:	1,100 SQ.
THICK FLOOR PERIMETER:	1,100 SQ.

- REVISIONS:
1. ALL THICK FLOOR AREA IS THICK FLOOR PERIMETER AREA OF 1,100 SQ.
  2. ALL THICK FLOOR AREA IS THICK FLOOR PERIMETER AREA OF 1,100 SQ.
  3. ALL THICK FLOOR AREA IS THICK FLOOR PERIMETER AREA OF 1,100 SQ.
  4. ALL THICK FLOOR AREA IS THICK FLOOR PERIMETER AREA OF 1,100 SQ.



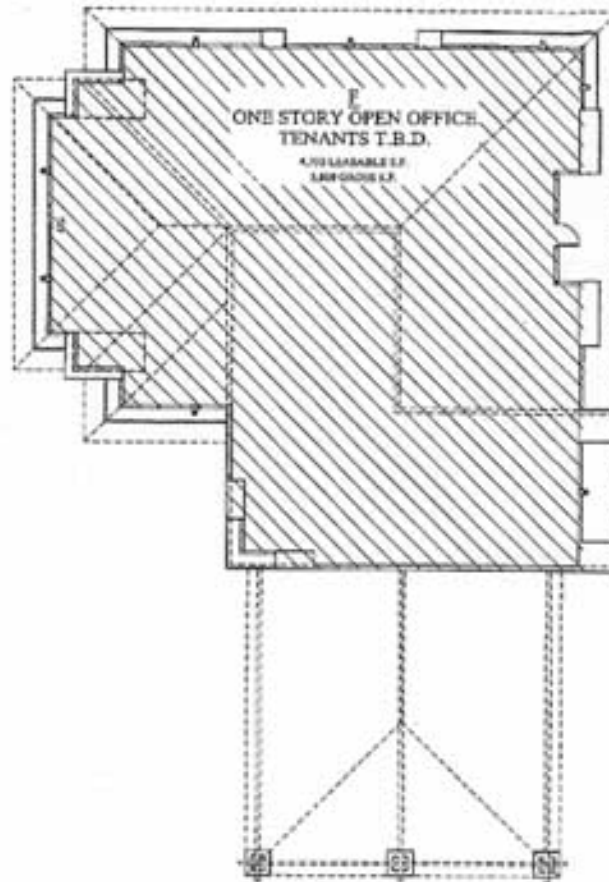
DATE: 10/1/99  
 DATE: 10/1/99  
 DATE: 10/1/99

## GRAYHAWK EXECUTIVE CENTER

N.W.C. THOMPSON PEAK & PMA  
 SCOTTSDALE, ARIZONA



Butler Design Group  
 Architects & Planners  
 1000 East Camelback Road  
 Suite 200  
 Phoenix, Arizona 85012  
 phone 602-957-1000  
 fax 602-957-1000



1 PRELIMINARY FLOOR PLAN

Grayhawk

RYAN

### FLOOR PLAN DATA

AVAILABLE TO AVAILABLE BASE  
 BUILDING HEIGHT: 10.0 FEET  
 FLOOR AREA: 10,000 SF  
 CONSTRUCTION TYPE: STEEL & CONCRETE

AVAILABLE BASE  
 BUILDING AREA: 10,000 SF  
 BASE AREA: 1,000 SF

- NOTES:
1. ALL FLOOR AREA IS TO BE USED FOR OFFICE SPACE.
  2. ALL FLOOR AREA IS TO BE USED FOR OFFICE SPACE.
  3. ALL FLOOR AREA IS TO BE USED FOR OFFICE SPACE.



DATE: 8-14-2008 JOB: 0001  
 DATE: 01-15-2009 DRG: 01-15-2009

# GRAYHAWK EXECUTIVE CENTER

N.W.C. THOMPSON PEAK & PMA  
 SCOTTSDALE, ARIZONA



Butler Design Group  
 Architects & Planners  
 8100 East Camelback Road  
 Suite 100  
 Phoenix, Arizona 85018  
 phone: 602-407-4000  
 fax: 602-407-7122

# **Stipulations for Case: Grayhawk Executive Center 62-DR-2003**

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

## **PLANNING**

### **APPLICABLE DOCUMENTS AND PLANS:**

#### **DRB Stipulations**

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Butler Design Group with a date of 10/9/2003.
  - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Butler Design Group with a date of 10/29/2003.
  - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Laskin and Associates and Butler Design Group with a date of 10/8/2003.

### **ARCHITECTURAL DESIGN:**

#### **DRB Stipulations**

2. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1' higher than the tallest unit.
3. All exterior conduit and raceways shall be painted to match the building.
4. No exterior roof ladder shall be allowed where they are visible to the public or from an off-site location.
5. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
6. Wall enclosures for refuse bins or trash compactors shall be constructed of materials, on all sides, that are compatible with the building(s) on the site in terms of color and texture.
7. Dooley wall fencing shall not be allowed.
8. All walls shall match the architectural color, materials and finish of the building(s) on all sides.

#### **Ordinance**

9. No covered parking shall be permitted in the required building setback area.

### **SITE DESIGN:**

#### **DRB Stipulations**

10. Execute and record the 100-foot Scenic Corridor Easement on Pima Road and 40-foot Scenic Corridor Easement on Thompson Peak Parkway.

11. Provide a detail, with the improvement plan submittal, of the pedestrian trail and trail crossing proposed at the entry driveway on Pima Road.
12. Trails and paths shall be consistent with Section 3.4 and 7.3 of the Design Standards and Policies Manual for the City of Scottsdale.
13. Provide a slip resistant surface where the trail crosses the driveway at Pima Road, to the satisfaction of Plan Review and Permit Services staff.

**N.A.O.S.:****DRB Stipulations**

14. Developer shall revise the Grayhawk Village 2 Master NAOS plan and table to indicate amount and types of NAOS provided on the site. A graphic shall be provided indicating location and types of NAOS provided.

**LANDSCAPE DESIGN:****DRB Stipulations**

15. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
16. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.
17. All landscaping needs to comply with the approved plan palette identified in the Master Environmental Design Plan for Grayhawk and the ESLO plant palette.
18. Decomposed granite is not allowed in ESL areas. Groundcovering should be raked native soil.
19. Revise the landscape plan so that the minimum shrub size proposed is 5 gallons.
20. All grading, revegetation and landscaping associated with offsite drainage improvements must be completed at the time of all other on-site improvements.
21. Landscape Plan shall be revised to provide revegetation of the intermittent berms used to minimize views of the detention basin from adjacent streets.

**Ordinance**

22. All parking lot areas shall be screened from all streets by a three (3) foot high decorative wall, earth berms or landscaping to the satisfaction of Plan Review and Permit Services staff.

**EXTERIOR LIGHTING DESIGN:****DRB Stipulations**

23. All lighting, excluding landscape lighting, shall be high-pressure sodium.
24. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line, except sign, parking lot canopy and landscape lighting.
25. The individual luminaire lamp shall not exceed 250 watts.
26. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 12 feet.
27. All exterior light poles, pole fixtures, and yokes shall be a flat black or dark bronze.
28. No lighting shall be permitted in dedicated NAOS easements, Vista Corridor easements.
29. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

- a. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 6.0 foot-candles. All exterior luminaries shall be included in this calculation.
- b. The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 0.3 foot-candles. All exterior luminaries shall be included in this calculation.

**Building Mounted Lighting:**

- c. All luminaries shall be recessed or shielded so the light source is not directly visible from property line.
- d. Wall mounted luminaries shall contain house side shields, and be mounted on a minimum 4-inch long bracket that is mounted perpendicular to the wall.

**Carport Lighting:**

- e. The carport lighting shall be recessed within the canopy and shall not project below the fascia. The light source shall not be directly visible from the property line.

**Landscape Lighting**

- f. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
- g. Landscaping lighting shall only be utilized to accent plant material.
- h. All landscape lighting directed upward, shall be aimed away from property line.
- i. The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 50 watts.

**VEHICULAR AND BICYCLE PARKING:**

**DRB Stipulations**

30. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.
31. Revise all van accessible handicap parking spaces to 11 feet wide with a 5-foot access aisle. Access aisle shall not utilize bollards.

**ADDITIONAL PLANNING ITEMS:**

**DRB Stipulations**

32. Developer shall provide an elevation plan showing a design detail of the culvert for the driveway to Pima Road. The culvert design shall comply with the typical headwall condition design identified in the Grayhawk Master Environmental Design Concept Plan (see section 9 architectural bridge elements).
33. The bank PAD will be a part of the Phase 2 development of this site. All improvements including parking areas, parking lot landscaping and curbing shall be completed with Phase 1. With the Final Plans submittal for Phase 1, Developer shall include a plan showing the limits of improvement for Phase 1.
34. Riprap material should be native rock material that blend with indigenous stone on the site.
35. No exterior vending or display shall be allowed.
36. Flagpoles, if provided, shall be one piece, conical, and tapered.
37. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

**RELEVANT CASES:**

**Ordinance**

- A. At the time of review, the applicable zoning, DRB, Use Permit, and etc. case(s) for the subject site were: 46-ZN-1990#7, 110-DR-1994, and 110-DR-1994#2.

## **ENGINEERING**

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

### **DRAINAGE AND FLOOD CONTROL:**

#### **DRB Stipulations**

38. Developer shall submit a final drainage report and plan, subject to city staff approval. The final drainage report shall be submitted that demonstrates consistency with the preliminary drainage report approved in concept by the Planning and Development Services Department.
  - a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard
39. Demonstrate consistency with the approved master drainage plan and report. Basis of Drainage Design for Parcel 2o(b), Village 2, at Grayhawk, prepared by Gilbertson and Associates, dated July 24, 2003.
  - a. Any design that modifies the approved master drainage report requires from the developer a site-specific addendum to the final drainage report and plan, subject to review and approval by the city staff.
  - b. Addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.
40. Basin Configuration:
  - a. Grading and drainage plan shall be revised to minimize the amount of rip-rap used in the detention basin and drainage areas of the site and to include intermittent berming to minimize views of the detention basin from adjacent streets.
  - b. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3.5 feet.
  - c. A maximum of 50% of the front open space may be used as a retention/detention basin unless approved by the Project Coordination Manager.
  - d. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:
  - e. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
  - f. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

#### **Ordinance**

- B. The developer shall provide a minimum of 55,000 cubic feet of stormwater storage on site. The developer may increase the depth of the stormwater detention basins to 3.5 feet, using a 4:1 side slope. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
  - (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36 hours.
  - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered.

- (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
- (4) Off-site runoff must enter and exit the site as it did historically.
- (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.

C. Underground Stormwater Storage:

- (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
- (2) Drywells are not permitted.

D. Street Crossings:

- (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

**ROADWAY, INTERSECTION, AND ACCESS DESIGN:**

**Streets and other related improvements:**

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
Pima Road	Parkway	75 ft half street	Existing	Existing	See notes below
Thompson Peak Parkway	Major Arterial	65 ft half street (65 ft existing)	Existing	Vertical curb and gutter	See notes below

**DRB Stipulations**

- 41. The internal streets shall be private. The private street tracts shall be dedicated to provide emergency and service vehicle access and public utility construction and maintenance.
- 42. The developer shall design and construct driveways on Pima Road and Thompson Peak Parkway in general conformance with City of Scottsdale Standard Detail #2257 CH-1.
- 43. The developer shall construct a 10-foot wide paved bike/pedestrian path (in lieu of a sidewalk) within the Pima Road Scenic corridor. Coordinate the location of the path with the City of Scottsdale Transit Division and the City's Trails Coordinator.
- 44. Median break on Thompson Peak Parkway is not approved. Applicant needs to submit a request to modify the Master Circulation Plans to allow the median break. Therefore the access to the driveway on Thompson Peak Parkway shall be limited to right-in, right-out, and left-in only.
- 45. Satisfy emergency access need for Building E with Rural Metro.
- 46. The developer shall dedicate public access easements for sidewalks/paths located outside the City of Scottsdale right of way on Pima Road and Thompson Peak Parkway
- 47. Construct sidewalk along Thompson Peak (min 8' width and 5' separation from the back of curb).
- 48. Construct a far side bus bay on Thompson Peak Parkway.
- 49. Construct deceleration lanes for all driveways on Thompson Peak Parkway and Pima Road.
- 50. Modify the left turn bay median on Pima Road for proper access into the site driveway.

51. Developer shall execute and record cross-access/shared driveway agreements for the driveways off of Thompson Peak Parkway and Pima Roads.
52. Vehicular cross-access easement with the west adjacent parcel (parcel 2n) shall be recorded with this development, prior to the issuance of a certificate of occupancy.

**Ordinance**

- E. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.
- F. Public streetlights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. Building permits may not be issued until all street light arrangements (including fee requirements) have been made.

**INTERNAL CIRCULATION:****DRB Stipulations**

53. The developer shall provide a minimum parking-aisle width of 24 feet.
54. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.
55. Phase 2 pad shall be dust-proofed in accordance with Maricopa County Air Pollution Standards requirements.

**Ordinance**

- G. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

**DRB Stipulations**

56. Trail Easement. Prior to final plan approval, the developer shall dedicate a Public Access Easement over the entire Pima Road Scenic Corridor Easement. Before any certificate of occupancy is issued for the site, the developer shall construct a minimum 8-foot wide public trail within the easement. The trail shall be buffered from parking areas and from vehicles as much as possible. They also need to provide a slip-resistant surface where the trail crosses the driveway from Pima Road. Curb cuts need to be provided at the driveway as well. The applicant shall be responsible for coordinating the approved trail alignment with the City's Trail Coordinator. The alignment shall be determined prior to submission of final plans.
  - a. The developer shall provide signage for all trails per Section 7.3 of the City's Design Standards & Policies Manual. The location and design of the signs and markers shall be shown on the final improvement plans to the satisfactions of Parks and Recreation staff.
57. Sight Distance Easements. Sight distance easements shall be dedicated over sight distance triangles:
  - a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
  - b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
58. Vehicular Non-Access Easement:
  - a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Pima Road and Thompson Peak Parkway except at the approved driveway location.
59. Indemnity Agreements:

- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

### **Ordinance**

#### **H. Drainage Easement:**

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 50 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

#### **I. Waterline and Sanitary Sewer Easements:**

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

### **REFUSE:**

#### **DRB Stipulations**

60. Provide a minimum of three refuse enclosures. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1,2(2 is grease containment) for single enclosures and #2147-1,2(2 is grease containment) for double enclosures.

#### **61. Enclosures must:**

- a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
- b. Be positioned to facilitate collection without "backtracking."
- c. Be easily accessible by a simple route.
- d. Not require backing more than 35 feet.
- e. Not be located on dead-end parking aisles.
- f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

### **Ordinance**

#### **J. Refuse enclosures are required as follows:**

- (1) Restaurants: One per restaurant
- (2) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.

For larger sites, an additional enclosure shall be required for each building space increase up to 20,000 SF, as shown above. For commercial buildings that include one or more restaurants, one refuse enclosure must be dedicated to each restaurant in addition to the number of enclosures needed based on the square footage of the commercial building, as shown above.

#### **K. Underground vault-type containers are not allowed.**

#### **L. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.**

#### **M. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.**

**WATER AND WASTEWATER STIPULATIONS**

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

**DRB Stipulations**

62. Design reports are to be accepted by Water Resources prior to submittal of improvement plans to the One-Stop Shop. Water loop taps are to be off of Thompson Peak Parkway, not to the Pima Road water line.
63. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the master water and wastewater reports. The improvement plans shall be consistent with the approved master water and wastewater reports. Any design that modifies the approved master report requires from the developer a site-specific addendum to the master report, subject to review and approval by City staff.
64. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
  - a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
  - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

**WATER:****DRB Stipulations**

65. Basis of Design Report (Water):
  - a. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.

**Ordinance**

- N. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

**WASTEWATER:****DRB Stipulations**

66. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.
67. Private Sewer System. On-site sanitary sewer shall be privately owned and maintained.
68. Service Connections to the Main. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

**Ordinance**

- O. Privately owned sanitary sewer shall not run parallel within the waterline easement.

**BRIDGES:**

**DRB Stipulations**

69. Bridges:

- a. All drainage crossings, including any configuration of box culverts or pipes that span 20 feet or more (as measured along the roadway centerline) shall be subject to review and approval by City staff.
- b. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit two (2) separate copies of the improvement plans, subject to City staff approval, for structural review.

**CONSTRUCTION REQUIREMENTS**

**DRB Stipulations**

70. As-Built Plans. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.

- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
- b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

**Ordinance**

- P. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]

**VERIFICATION OF COMPLIANCE**

**DRB Stipulations**

71. Condition for issuance of grading and drainage permit. Before the issuance of a Grading & Drainage Permit:

- a. Add any conditions that would have to be met prior to final plan approval.